



Township Of Westampton

SITE PLAN REVIEW APPLICATION ☒

SUBDIVISION APPLICATION ☐

MINOR ☐

MAJOR ☐

PRELIMINARY ☒

FINAL ☒

CONSOLIDATED ☐

DATE FILED _____
(for office use only)

BLOCK 201 LOT 10 + 11

1. GENERAL INFORMATION

A. Applicant Name RANCOCAS HOLDINGS LLC

Address 598 RANCOCAS RD, WESTAMPTON

Telephone Number 08060

B. The Applicant is a:

Corporation* ☐

Partnership* ☐

Individual ☐

Other (specify) LLC

*If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

C. The relationship of the applicant to the property in question is:

Purchaser under contract ☐

Owner ☒

Lessee ☐

Other (specify) _____

Attorney FATRICK McANDREW

Address P.O. BOX 88 HADDON HTS NJ 08035

Telephone Number 856-278-7296

D. Engineer/Surveyor: KEVIN SHELLY PE
Address 1985 ROUTE 34, STE A7, WALL NJ
Telephone Number 732-924-8100 07719

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 598 RANCOCAS ROAD
- B. The location of the property is approximately AT ~~feet from~~ the intersection of RT I-295 and RANCOCAS ROAD
- C. Existing use of the property SERVICE BUILDING + VACANT LAND
Proposed use of property _____
- D. Zone in which property is located B-1
- E. Acreage of property 8.3 ACRES
- F. Is the property located on a County road? Yes ☒ No ☐; State road? Yes ☐ No ☐; or within 200 feet of a municipal boundary? Yes ☐ No ☐

SITE PLAN APPLICATIONS ONLY (ANSWER ITEMS G, H & I):

- G. The type of proposal is: New Structure ☐ Expanded area ☒ Improved Parking Area ☐ Alteration to Structure ☐ Expansion to Structure ☐ Change of Use ☐ Sign ☐
- H. Name of business or activity (if any) _____
- I. Are there deed restrictions that apply or are contemplated? NO.
(if yes, please attach a copy to application)

SUBDIVISION APPLICATIONS ONLY (ANSWER ITEMS J, K, L & M)

- J. Number of lots proposed _____
- K. Was the property subject to a prior subdivision? Yes ☐ No ☐
(If so, list dates of prior subdivisions and attach resolutions)
- L. Number of lots created on tract prior to this application _____

M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes___ No___ (if yes, attach a copy)

N. List all proposed on-site utility and off-tract improvements:

O. List maps and other exhibits accompanying this application:

3. INFORMATION REGARDING THE APPLICATION

A. Describe any proposed "C" or bulk variances requested, their location (Block & Lot) and the sections of the Zoning Ordinance from which relief is requested. Attach 1 copy of variance notification documents.

N/A

4. CHECK LIST AND WAIVER REQUESTS

A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*

B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

5. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

BY: [Signature]
Signature of Applicant

11/30/2021
Date

BY: [Signature]
Signature of Owner
KEVIN HETZEL, AGENT

11/30/2021
Date

*Copies of the Township Ordinance are available for purchase at the Westampton Township Municipal Building. The entire ordinance is also available on the Internet at the Township website: <http://www.westampton.com>

ATTACHMENT

DISCLOSURE:

The Applicant is Rancocas Holdings, LLC with an EIN 87-1-23491 and address of 598 Rancocas Road, Westampton, NJ 08060. The owners are 50/50: Roman Khudakovskiy & Andriy Khudakovskiy, same address as applicant

STATEMENT OF USE:

A truck and trailer parking facility is proposed at 598 Rancocas Road, Westampton, NJ 08060. Specifically, the proposal is for 134 Truck & Trailer Parking Spaces with access via a single access driveway off Highland Avenue. Two employees will be stationed on site in the existing service station building.